

173.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

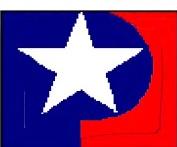
704,500 / 704,500

USE VALUE:

704,500 / 704,500

ASSESSED:

704,500 / 704,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
106		PAUL REVERE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: RADVILLE KATHARINE/TRUSTEE	
Owner 2: SU ADLAR/TRUSTEE	
Owner 3: SU FAMILY TRUST	

Street 1: 106 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: SU ALDAR -	
Owner 2: RADVILLE KATHARINE -	

Street 1: 106 PAUL REVERE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .063 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1446 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2740	Sq. Ft.	Site			0	70.	1.74	6			Topo	-5					333,964						334,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2740.000	366,000	4,500	334,000	704,500		114780
							GIS Ref
							GIS Ref
							Insp Date
							08/09/18

PREVIOUS ASSESSMENT								Parcel ID	173.0-0001-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,000	4500	2,740.	334,000	704,500		Year end	12/23/2021
2021	101	FV	356,400	4500	2,740.	334,000	694,900		Year End Roll	12/10/2020
2020	101	FV	356,500	4500	2,740.	334,000	695,000	695,000	Year End Roll	12/18/2019
2019	101	FV	301,700	4600	2,740.	329,200	635,500	635,500	Year End Roll	1/3/2019
2018	101	FV	288,600	3700	2,740.	252,900	545,200	545,200	Year End Roll	12/20/2017
2017	101	FV	288,600	3700	2,740.	238,500	530,800	530,800	Year End Roll	1/3/2017
2016	101	FV	288,600	3700	2,740.	219,500	511,800	511,800	Year End	1/4/2016
2015	101	FV	269,100	3700	2,740.	205,100	477,900	477,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
SU ALDAR,	69253-570	5/9/2017	Convenience					1	No								
QUINN EDMUND	53897-546	11/24/2009						464,200	No								
SULLIVAN PETER	52752-5	5/12/2009	Change>Sale					295,000	No								
LEWIS ELIZABETH	50958-351	3/31/2008	Family					1	No								
	6441-73	4/10/1970							No					N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/16/2016	2032	Redo Bas	30,110	O				create fam rm in b	5/27/2021	Mail Update	MM	Mary M					
4/27/2016	529	Solar Pa	1,696					solar array	8/9/2018	Inspected	CC	Chris C					
5/10/2013	667	Solar Pa	9,700	C					7/2/2018	MEAS&NOTICE	CC	Chris C					
5/13/2009	344	Redo Kit	20,000					REDO 2 BATHS	6/18/2013	Info Fm Prmt	EMK	Ellen K					
9/14/2006	771	Re-Roof	8,355	C					9/22/2010	Info Fm Prmt	BR	B Rossignol					
									10/17/2008	Measured		197	PATRIOT				
									2/23/2000	Inspected		276	PATRIOT				
									12/23/1999	Mailer Sent							
									12/16/1999	Measured		263	PATRIOT				
									Sign:	VERIFICATION OF VISIT NOT DATA							

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>							
Type:	15 - Old Style			Full Bath:	2	Rating: Good										FFL	5	SFL					
Sty Ht:	2 - 2 Story			A Bath:		Rating:										4		FFL					
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:										13			4				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating: Good																	
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average																	
Color:	BROWN			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>																			
Year Blt:	1915	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G11	Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>						<b>REMODELING</b>								<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %		Exterior:						No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:		%		Interior:						2	4	1							
Sec Int Wall:		%		Economic:		%		Additions:															
Partition:	T - Typical			Special:		%		Kitchen:															
Prim Floors:	3 - Hardwood			Override:		%		Baths:															
Sec Floors:	4 - Carpet	50 %		Total:	4.6 %			Plumbing:															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>						Electric:													
Subfloor:				Basic \$ / SQ:	135.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	0.97515047			<b>COMPARABLE SALES</b>															
Insulation:	2 - Typical			Adj \$ / SQ:	177.721			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	95515																		
Heat Fuel:	2 - Gas			Grade Factor:	1.10																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																		
# Heat Sys:	2			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	Yes	Central Vac:		Adj Total:	383638																		
% Com Wal		% Sprinkled		Depreciation:	17647																		
				Depreciated Total:	365991																		
<b>MOBILE HOME</b>				Make:				Serial #:				Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 173.0-0001-0007.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			<b>AssessPro Patriot Properties, Inc</b>			
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700		3,700						
19	Patio	D	Y	1	12X20	A	AV	2010	3.81	T	7.2	101			800		800						
More: N		Total Yard Items:		4,500	Total Special Features:												Total:	4,500					